

OFFERING MEMORANDUM



1910 NW 17TH Avenue
Miami, Florida

15,750 SF Site with City Approved Plans for 74 units

Introduction	02
Location & Environs Map	03
Asset Overview	04
Property Survey	05
Approved Building Plans	06
Approved Building Elevations	14
Contextual Aerial Photographs	18
About T6-8-0 Zoning	22
About Allapattah	23
About Miami	24



GROUND FLOOR OPPORTUNITY!

1910 NW 17th Avenue is a 15,792 square foot parcel in the heart of Miami's burgeoning Allapattah neighborhood. The subject property is adjacent to Miami's Health Care District, and minutes from Wynwood, the Design District, and Marlin's Stadium. Zoned T6-8-0, the Primary Uses permitted include Multifamily Apartment Buildings, Inns, Hotels, Short Term Rentals, and Condominiums, to name a few.

APPROVED PLANS

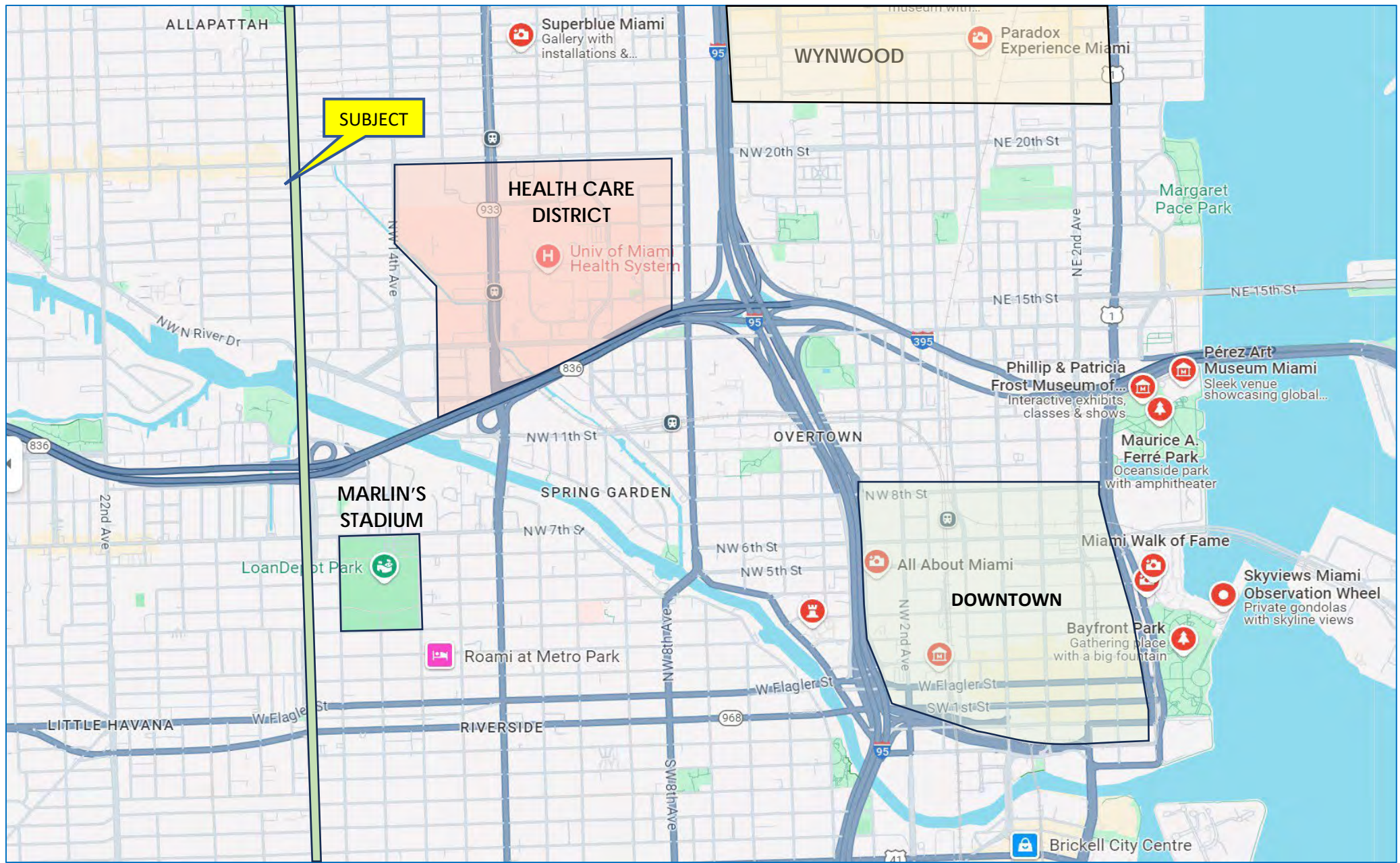
Plans for a new Eight Story, 66,894 square foot Apartment Building have already been submitted to the City of Miami for approval. **Completed Construction and Permit Drawings will be delivered to the new owner and are included in the price.** The approved design consists of secured, ground floor parking, a Private Lobby and Atrium, Front Desk, Elevators, Pool, and 77 apartments.

IN PLACE INCOME!

There is currently a retail outlet on the site generating \$6,000 per month to offset carrying costs. Tenant can be removed with 90-day notice.

LOCATION, LOCATION, LOCATION

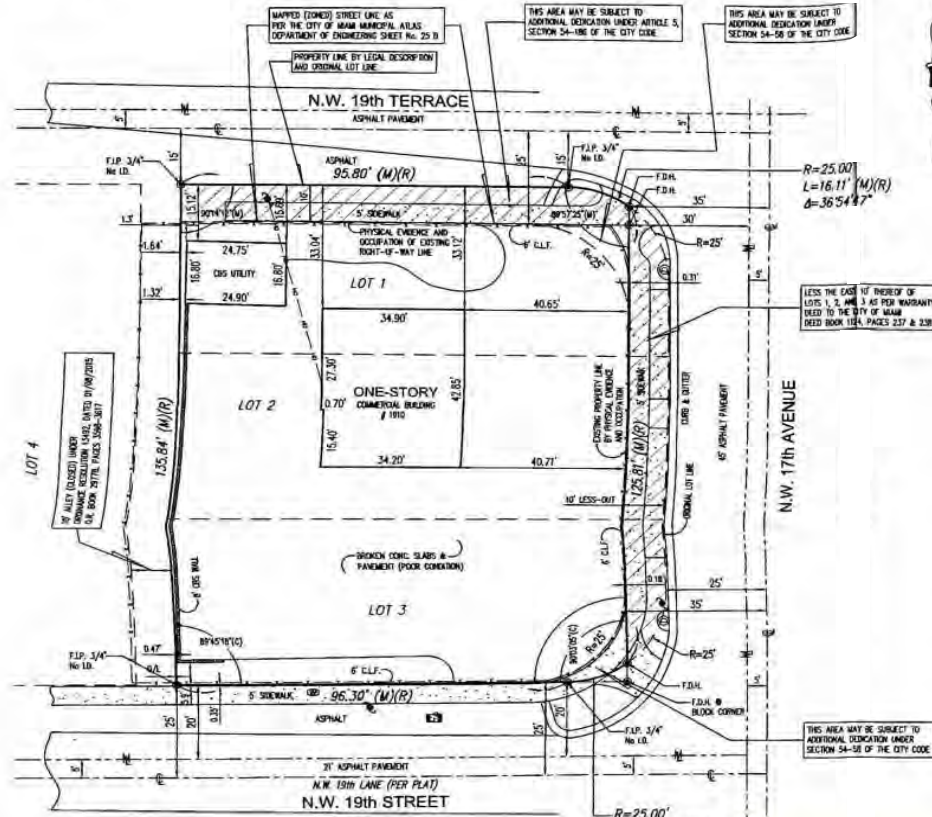
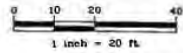
This sizable parcel fronts on three streets with the primary entry on 17th Avenue. Parking is accessed from 19th and 20th Street. Numerous sites in the area are being developed taking advantage of this central location and the ever-expanding Miami metropolis.



Address	1910 NW 17 th Ave. Miami, FL
Folio Number	01-3134-011-0010
Property Composition	15,752 SF Site w/ Retail
Zoning Classification	T6-8-0
Zoning Description	6100 COMMERCIAL
Total Site Area	15,752 SF
Gross Construction Area	66,894 SF
Project Status	In Permitting
Historic District	N/A
Historic Status	None
Price per SF of Land	\$ 267
Price Per SF of Building	\$ 63
Estimated Construction Cost	\$10,000,000
Estimated Cost per Gross SF	\$ 150

Asking Price	\$4,200,000
Number of Proposed Units	74
Number of Studios	20
Number of 1BRs	34
Number of 2BRs	20
Amenities	<ul style="list-style-type: none"> • 42 Parking Spaces with Valet • Lobby & Front Desk • Atrium & Elevators • Breakfast Area & Concessions • Swimming Pool & Solariums • Walkable Neighborhood
<u>Distance to:</u>	
Health Care District	0.25 miles
Marlin's Stadium	0.50 miles
Wynwood	0.57 miles
Downtown	0.95 miles
Miami International Airport	1.25 miles

SKETCH OF BOUNDARY SURVEY



PROPERTY ADDRESS:
1910 NW 17th Avenue
Miami, FL 33125-1404

LEGAL DESCRIPTION:
Lots 1, 2 and 3, MULBERRY PARK, according to the Plat thereof, recorded in Plat Book 07, Page 109, of the Public Records of Miami-Dade County, Florida, less the East 10 feet thereof for Right of Way Purposes.

FOLIO NUMBER: 01 3134 011 0010 (Miami-Dade County Public Records/Property Appraiser's Office)

REFERENCES:
- City of Miami Engineering Division Municipal Atlas Sheet 25 D
- Deed Book 1124, Page(s) 237-238
- Ordinance Resolution 13492, dated 01/06/2015
- Official Records Book 29776, Page(s) 3558-3617

All recording references noted hereon are referring to the Miami-Dade County Public Records, unless otherwise noted.

SURVEYOR'S NOTES:
All distances as shown hereon are based on the US Survey foot.

The National Flood Insurance Rate Map for Florida, Community Panel No. 120650 (City of Miami) 12086 C, 0311 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel land to be situated within the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Flood Hazard Zone "AE", Base Flood elevation 9.00 feet.
The Base Flood Elevation "AE" 9' refers to the NGVD (1929) Datum.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

CERTIFIED TO:
Julian A. Uribe
Torres & Vadillo, LLP.
Old Republic National Title Insurance Company

- GENERAL SURVEYOR'S NOTES:**
- This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
 - The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
 - This Survey does not reflect or determine ownership.
 - Legal Description subject to any dedications, limitations, retractions reservations or easements of record.
 - Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
 - No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
 - This Survey has been prepared for the exclusive use of the entities named hereon only and certifications hereon do not extend to any unnamed parties.
 - This Survey was prepared for a Mortgage Transaction only; not to be used for design and/or construction purposes without the consent of this office.
 - Utility facilities within Utility Easements not noted as violations.
 - Driveways or portions thereof not within Roadways not noted as violations or encroachments.
 - Foundations and/or footings underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown.
 - Fence ownership determined by visual means only (if any); Legal ownership not determined.
 - No search records was made by this firm beside the record plat; therefore we do not imply or accept responsibility for any Easement, Dedication or Limitation for which information was not furnished.
 - Contact the appropriate authorities prior to any design work on the herein-described parcel for Building and Zoning Information.
 - In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.
 - The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.
 - Obstructed corners are witnessed by Improvements

LEGEND

(C) = Calculated
CL = Clear
CL = Center Line
CONC. = Concrete
A = Delta
ENC = Encroachment
F.F.E.L. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.D.H. = Found Drill Hole
F.N. = Found Nail
F.N&D = Found Nail & Disc
I.D. = Identification
L = Length
(M) = Measured
O/L = On Line
(P) = Plot
P.C. = Point of Curvature
P.B. = Plot Book
PG = Page
R = Radius
(R) = Record
U.E. = Utility Easement

SYMBOLS

	AIR CONDITIONER
	POOL PUMP
	WATER HEATER
	CABLE TV
	CATCH BASIN
	WATER METER
	STORM MANHOLE
	WOOD POLE
	EXISTING ELEVATION
	UTILITY POLE
	MANHOLE
	ELECTRIC BOX
	COVERED AREA
	CHAIN LINK FENCE (CLF)
	METAL FENCE (MF)
	OVERHEAD LINE
	PLASTIC FENCE (PF)
	WOOD FENCE (WF)
	WIRE FENCE (WIF)

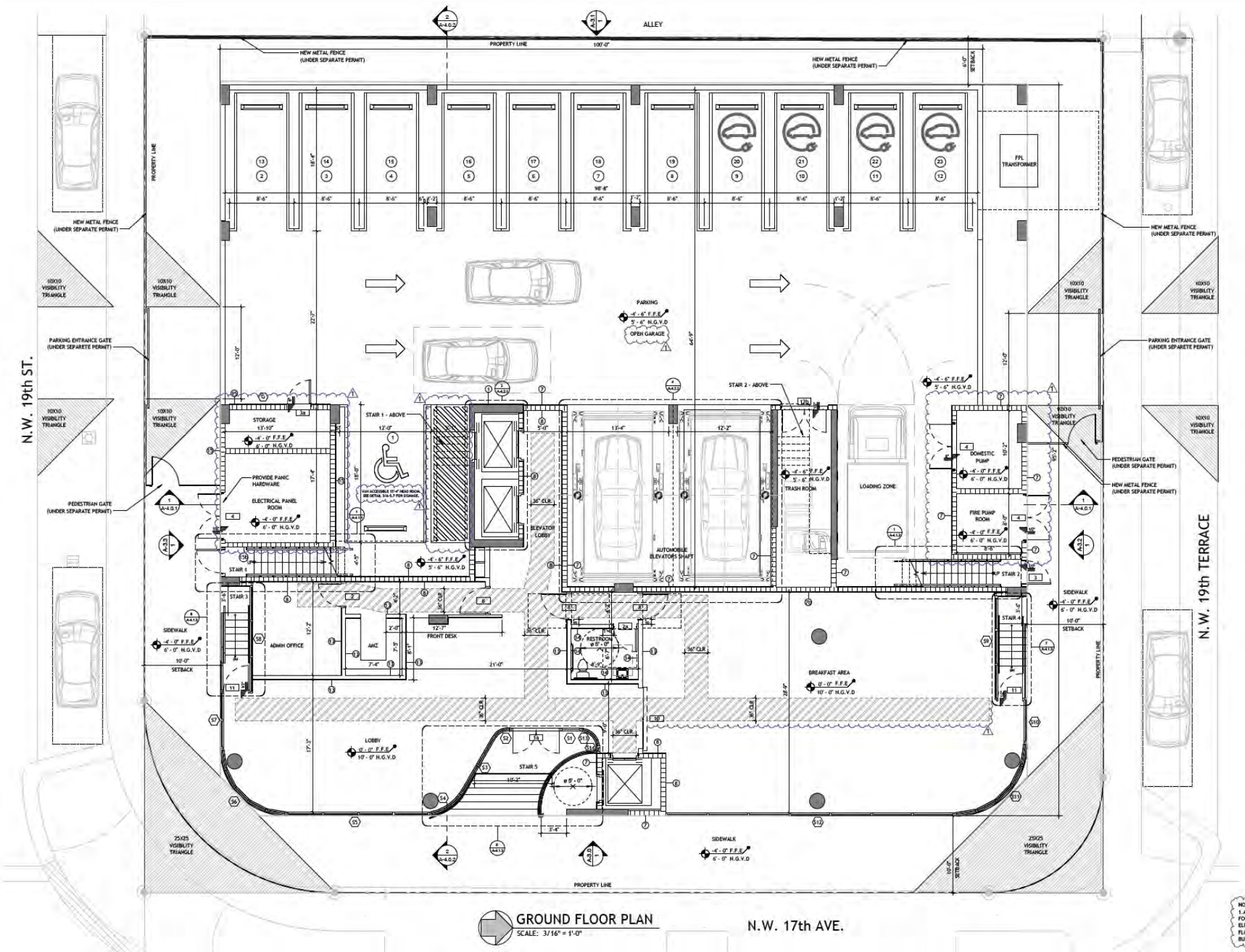


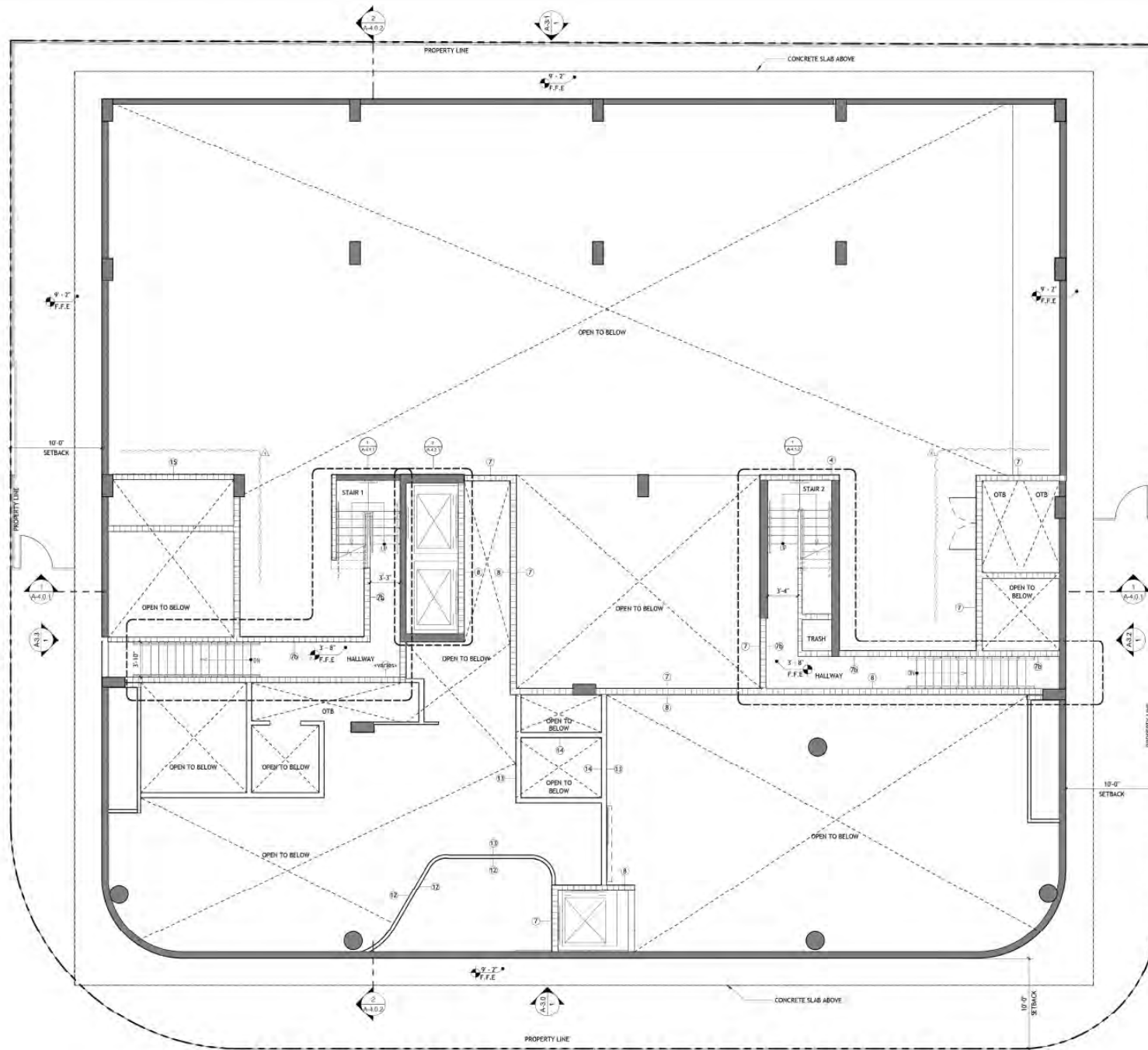
This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

JORGE L. CABRERA

Professional Surveyor & Mapper, # 6487
State of Florida

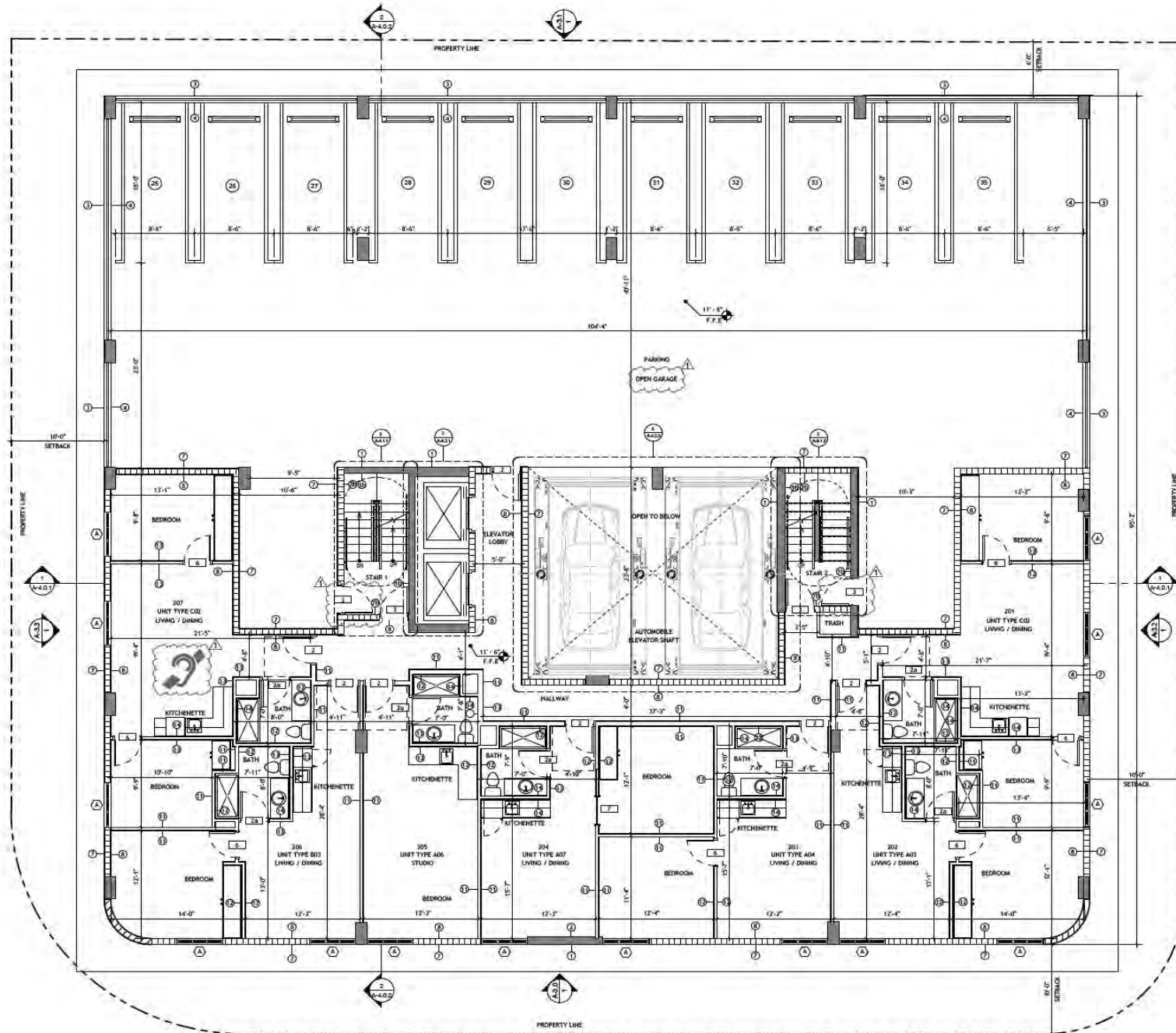
GROUND FLOOR PLAN



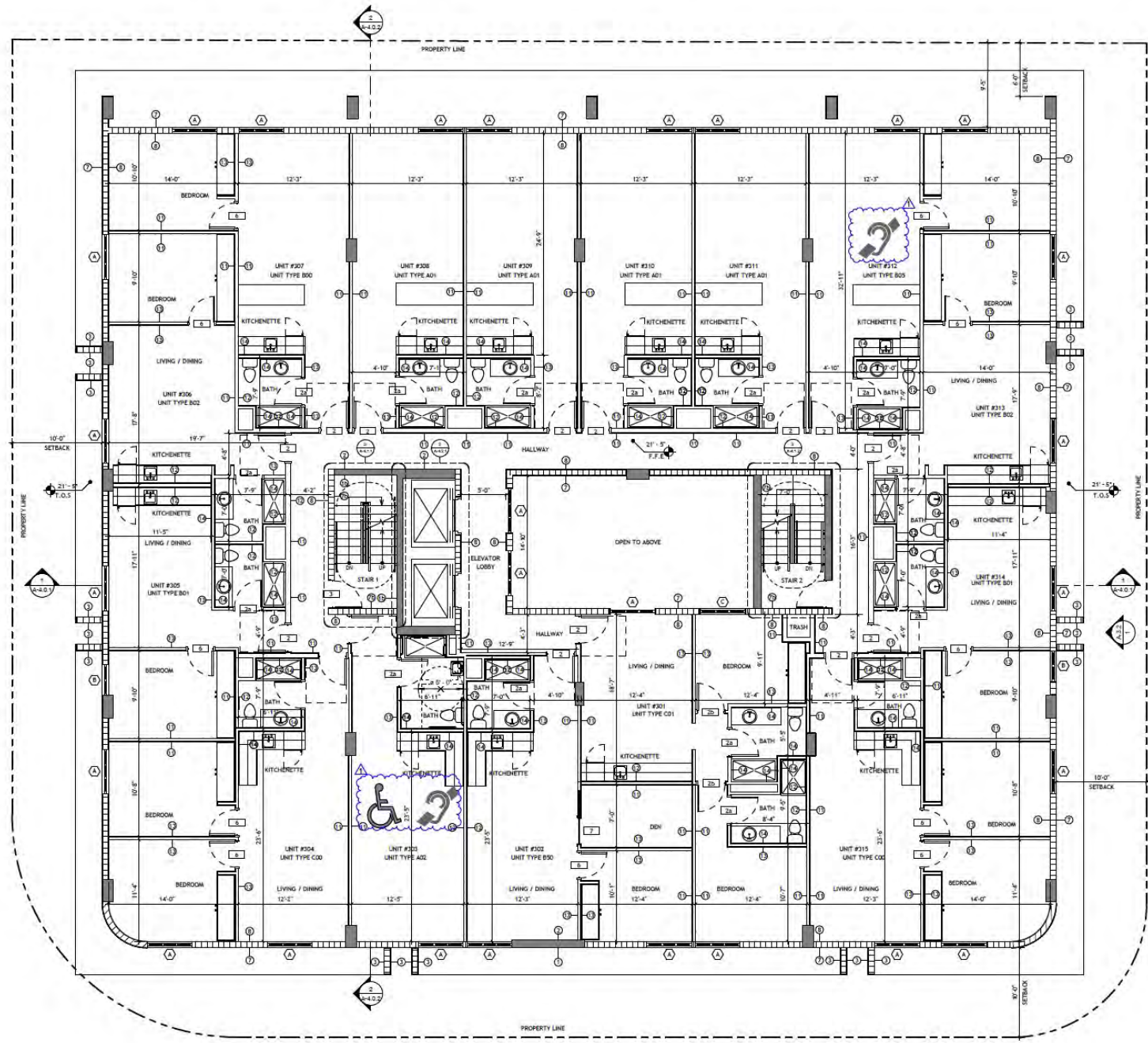


MEZZANINE FLOOR PLAN
 SCALE: 3/16" = 1'-0"

2nd FLOOR PLAN

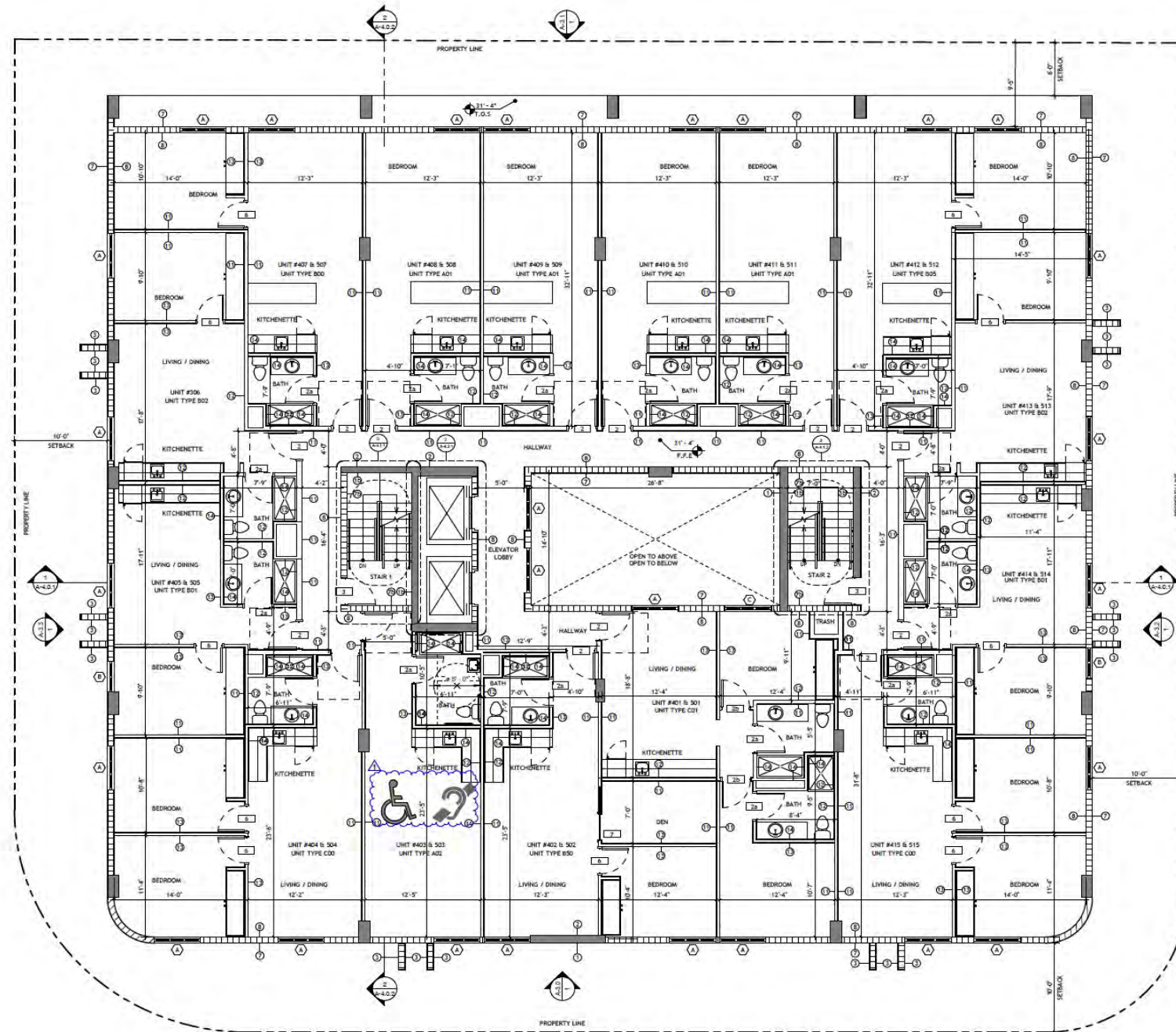



2nd FLOOR PLAN
SCALE: 3/16" = 1'-0"

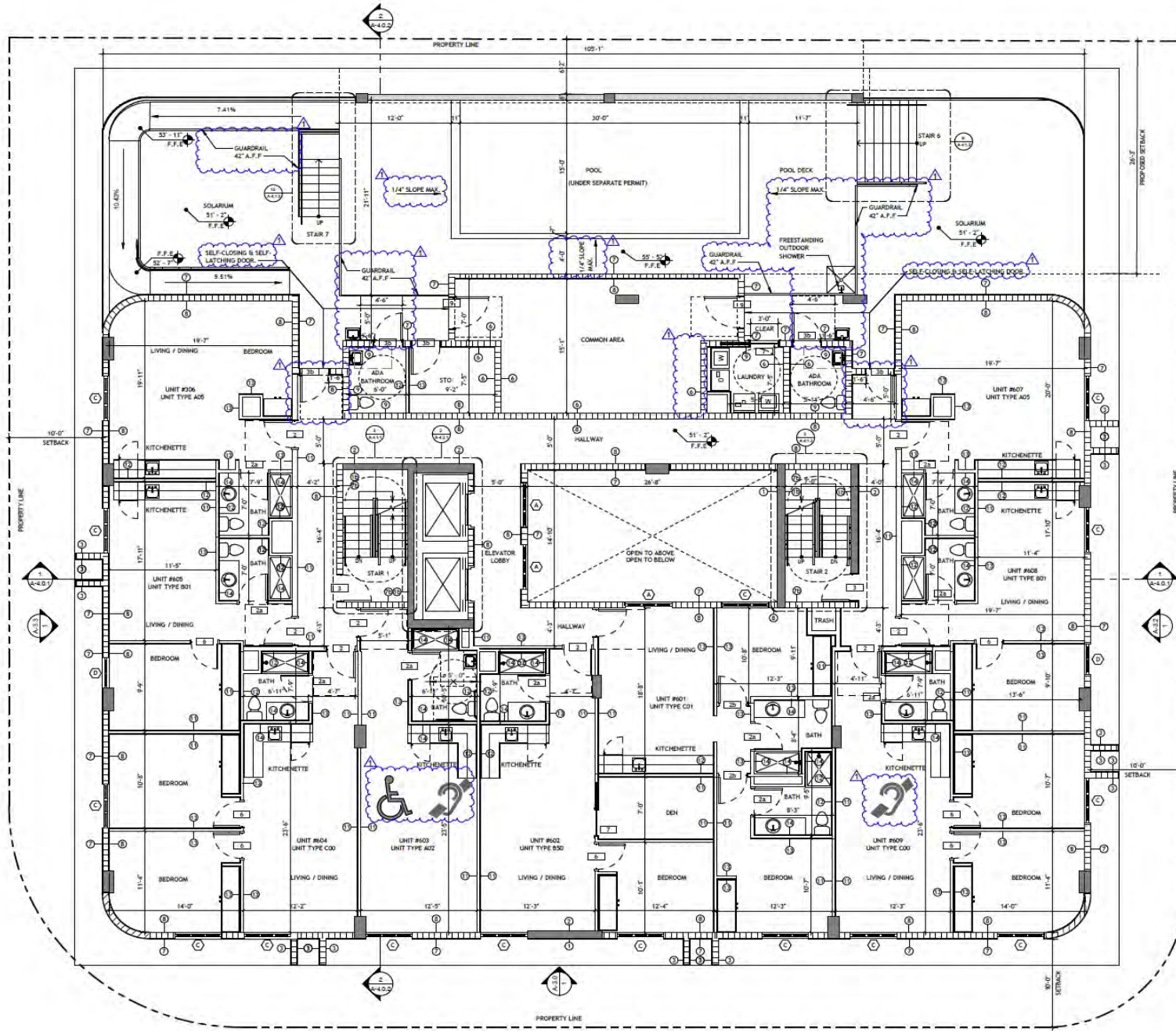


3rd FLOOR PLAN
SCALE: 3/16" = 1'-0"

4th & 5th FLOOR PLANS

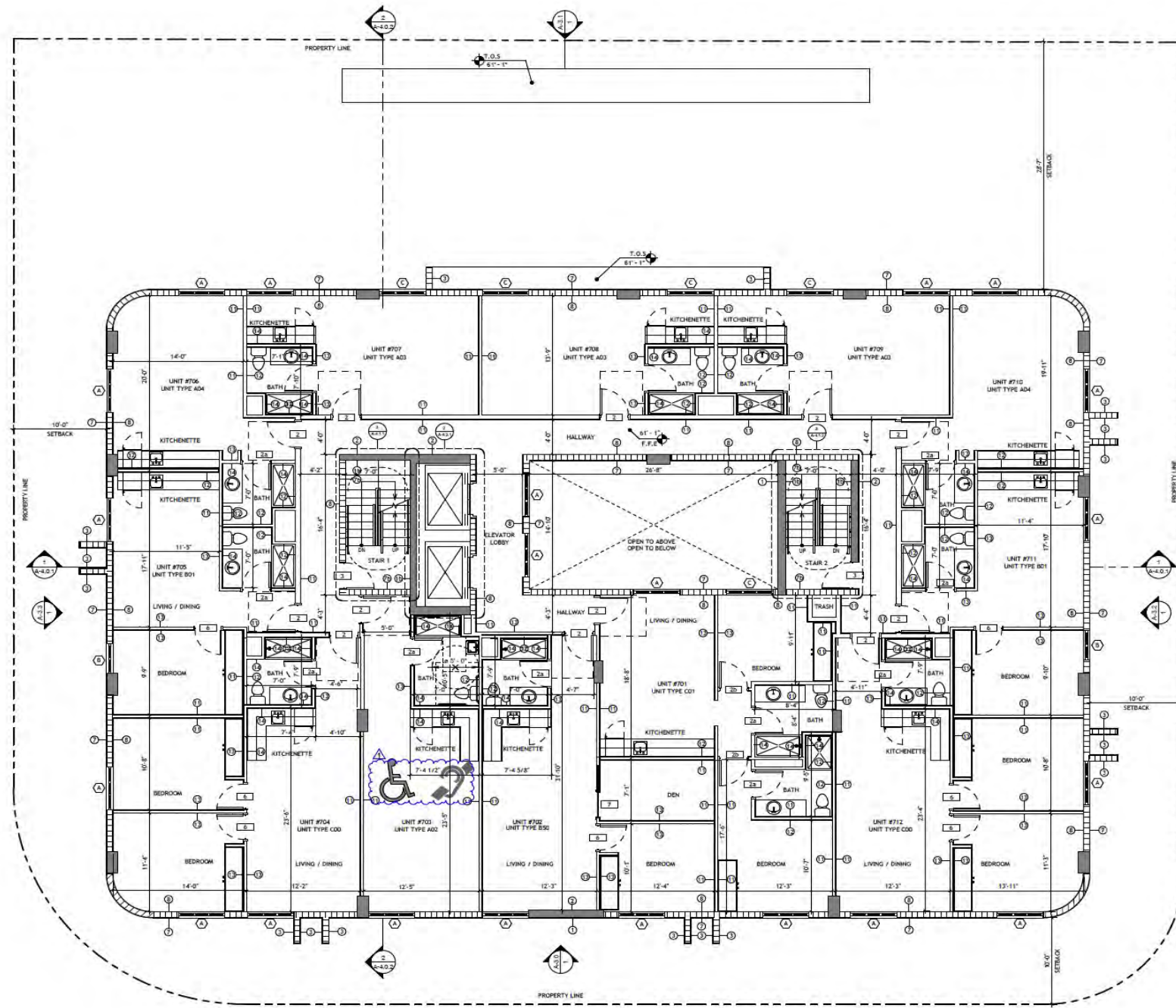


 4th & 5th FLOOR PLAN
SCALE: 3/16" = 1'-0"

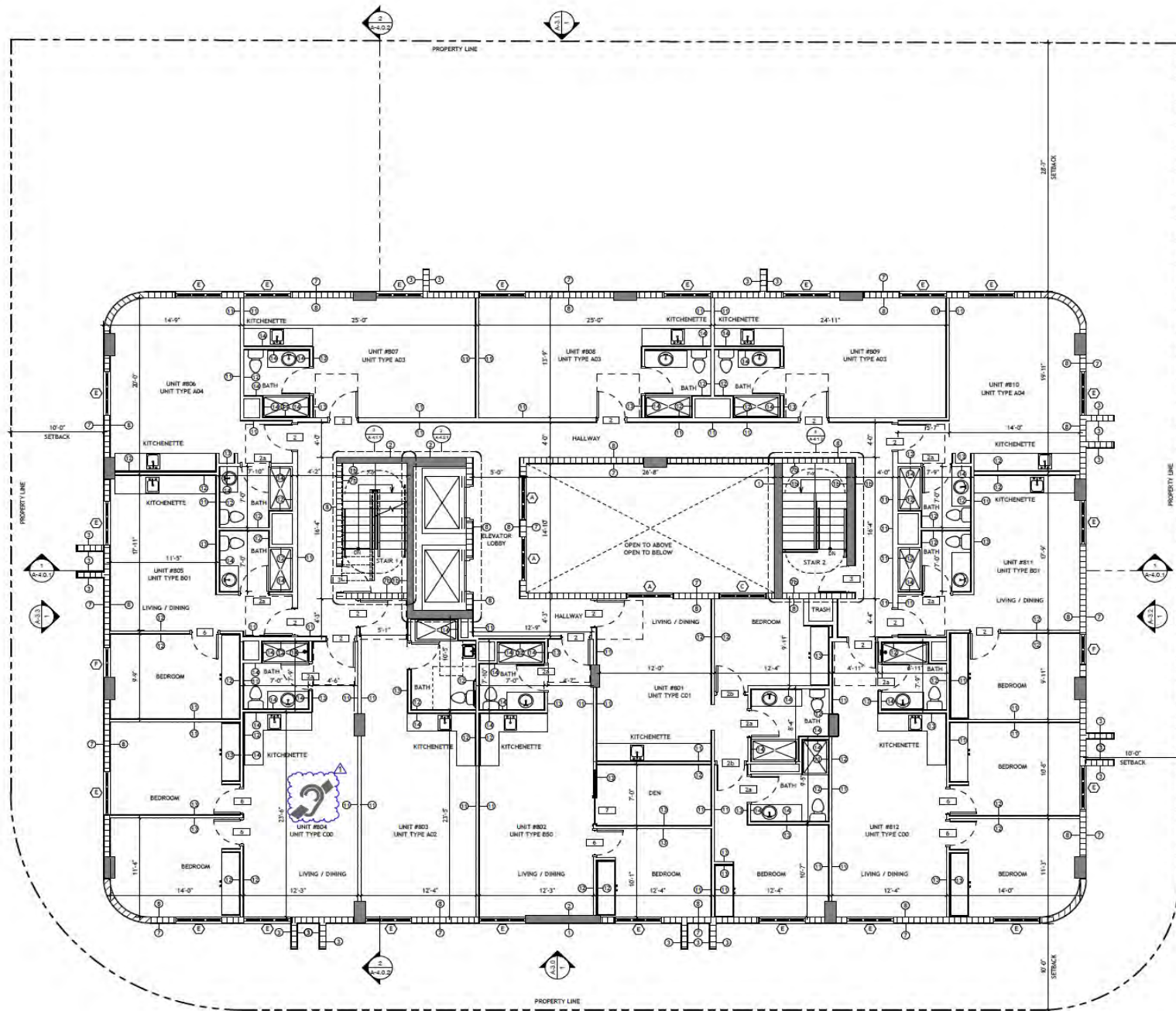



6th FLOOR PLAN
SCALE: 3/16" = 1'-0"

7th FLOOR PLAN



7th FLOOR PLAN
SCALE: 3/16" = 1'-0"




8th FLOOR PLAN
 SCALE: 3/16" = 1'-0"

EAST ELEVATION



EAST ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"

NORTH ELEVATION





SOUTH ELEVATION
SCALE: 3/16" = 1'-0"









AERIAL VIEW WEST

MIAMI 21
AS ADOPTED - JANUARY 2018

ARTICLE 4. TABLE 3 BUILDING FUNCTION: USES

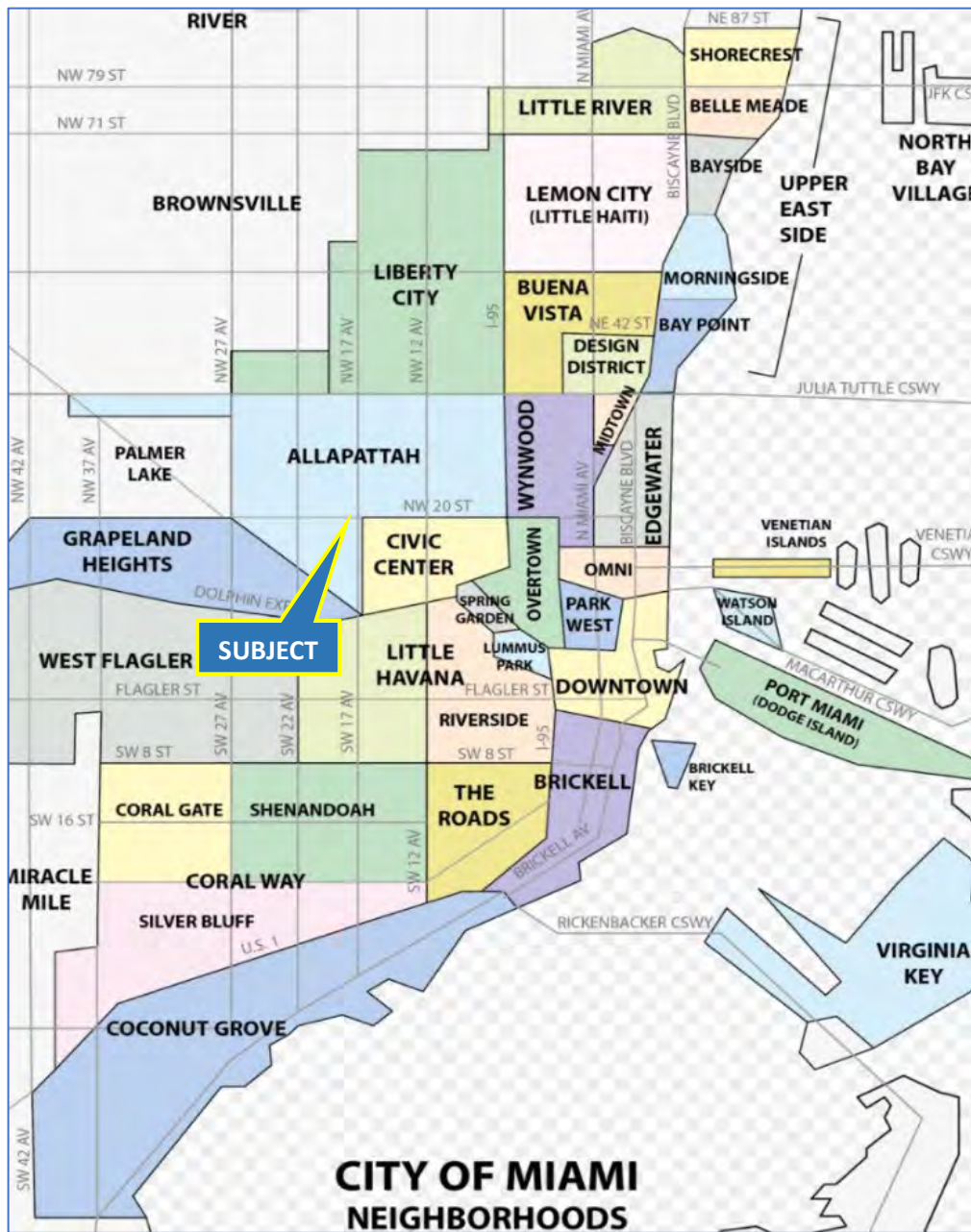
	T3 SUB-URBAN			T4 URBAN GENERAL			T5 URBAN CENTER			T6 URBAN CORE			C CIVIC			D DISTRICTS				
	R	L	O	R	L	O	R	L	O	R	L	O	CS	CI	CI-HD	D1	D2	D3		
DENSITY (UNITS PER ACRE)	9	9	18	36	36	36	65	65	65	150*	150*	150*	N/A	AZ**	150*	36	N/A	N/A		
RESIDENTIAL																				
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R								
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R			R					
ANCILLARY UNIT		R		R	R	R	R	R	R	R	R	R								
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R								
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R			R					
DORMITORY				E	E		R	R		R	R				E R					
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R								
LIVE - WORK				R	R		R	R		R	R				R					
WORK - LIVE															R					
LODGING																				
BED & BREAKFAST				W	R	R	E	R	R	E	R	R			R	R				
INN					R			R			R				R	R				
HOTEL								R			R				R					
OFFICE																				
OFFICE					R	R		R	R		R	R			E R	R	R	W		
COMMERCIAL																				
AUTO-RELATED COMMERCIAL ESTAB.									W		W	W				R	R			
ENTERTAINMENT ESTABLISHMENT						R		W	R		R	R				R	R			
ENTERTAINMENT ESTAB. - ADULT																	R			
FOOD SERVICE ESTABLISHMENT					R	R		R	R		W	R	R	W	E	R	R	R	W	
ALCOHOL BEVERAGE SERVICE ESTAB.					E	E		E	E		W	E	E		E	E	E	E	E	
GENERAL COMMERCIAL					R	R		R	R		W	R	R	E	E	R	R	R	W	
MARINE RELATED COMMERCIAL ESTAB.								W	W		W	W			E	R	R	R		
OPEN AIR RETAIL								W	W		W	W			W	E	R	W		
PLACE OF ASSEMBLY								R	R		E	R	R			E	E	R	W	
RECREATIONAL ESTABLISHMENT								R	R		E	R	R			E	R	R	W	
CIVIC																				
COMMUNITY FACILITY					W	W		W	W		W	W		W	E	W	R	R		
RECREATIONAL FACILITY	E	E	E	E	R	R	E	R	R	E	R	R			W	E	W	R		
RELIGIOUS FACILITY	E	E	E	E	R	R	E	R	R	E	R	R			W	E	R	W		
REGIONAL ACTIVITY COMPLEX															E	E	E			
CIVIL SUPPORT																				
COMMUNITY SUPPORT FACILITY					W	W		W	W		W	W			E	E	R	W		
INFRASTRUCTURE AND UTILITIES	W	W	W	W	W	W	W	W	W	W	W	W	W	E	W	W	R	W		
MAJOR FACILITY															E	E	E			
MARINA				E	W	W	E	W	W	E	W	W	R	E		R	R	R		
PUBLIC PARKING					W	W		E	W	W	E	W	W			E	R	R	W	
RESCUE MISSION															E	R	E	W		
TRANSIT FACILITIES					W	W		E	W	W	E	W	W			E	R	R	W	
EDUCATIONAL																				
CHILDCARE					E	W	W		E	W	W	W	W	W	E	E	R	E		
COLLEGE / UNIVERSITY								W	W		W	W			E	R	E			
ELEMENTARY SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W			E	R	E			
LEARNING CENTER					E	E		R	R		R	R			E	E	E			
MIDDLE / HIGH SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W			E	R	E			
PRE-SCHOOL	E	E	E	E	E	E	E	R	R	E	R	R			E	R	E			
RESEARCH FACILITY					R	R		R	R		R	R			E	R	R	W		
SPECIAL TRAINING / VOCATIONAL					E			W	W		W	W			E	R	R	W		
INDUSTRIAL																				
AUTO-RELATED INDUSTRIAL ESTBL.																R	R	W		
MANUFACTURING AND PROCESSING																R	R	W		
MARINE RELATED INDUSTRIAL ESTBL.																R	R	R		
PRODUCTS AND SERVICES																R	R	W		
STORAGE/DISTRIBUTION FACILITY																R	R	W		

R Allowed By Right
 W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)
 E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)
 Boxes with no designation signify Use prohibited.

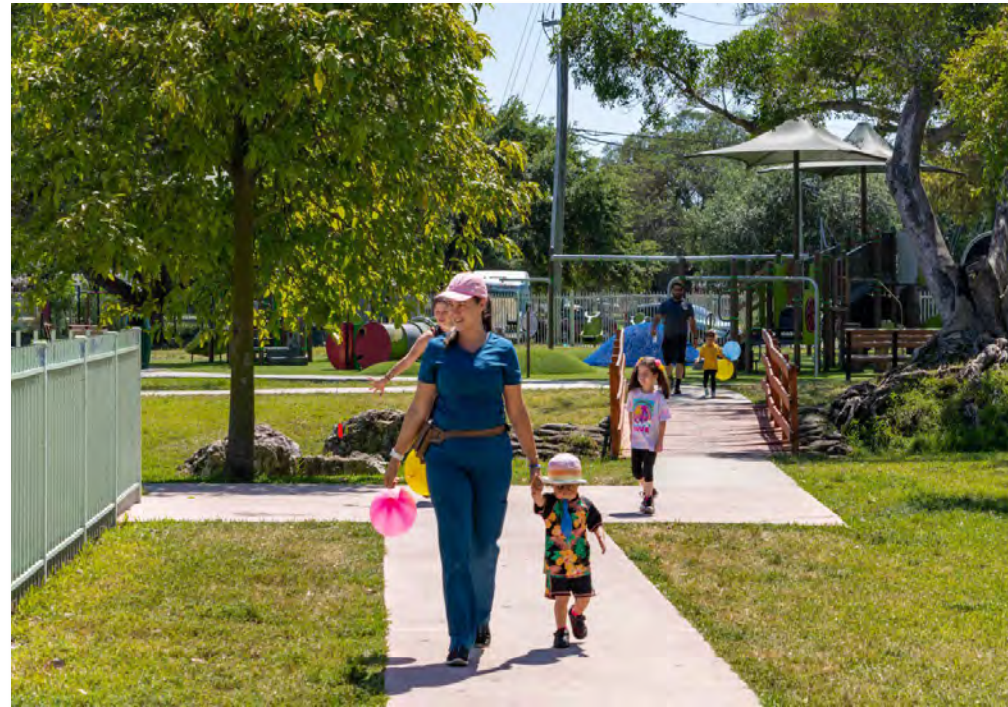
Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Beverage Service Estab.
 * Additional densities in some T6 zones are illustrated in Diagram 9.
 ** AZ: Density of lowest Abutting Zone

IV.8





Since its inception in the 1850s, Allapattah has been characterized by a strong Latin influence. “Hispanic heritage is big here,” says City of Miami District 1 Chief of Staff Damian Jané. “It’s a mix between Dominicans, Cubans and South Americans sprinkled in with other Caribbean nationalities. This north-central Miami neighborhood of over 44,000 celebrates its past through its architecture, local businesses, museums and seasonal events. It also places many residents conveniently close to commuter services, a sprawling medical campus and two interstates. This area has seen exponential growth in all sectors in the last ten years and new lodging facilities are in high demand.



Miami, officially the City of Miami, is a coastal city in the U.S. state of Florida and the county seat of Miami-Dade County in South Florida. It is the core of the Miami metropolitan area, which, with a population of 6.14 million, is the second-largest metropolitan area in the Southeast after Atlanta, and the ninth-largest in the United States. With a population of 442,241 as of the 2020 census, Miami is the second-most populous city in Florida after Jacksonville. Miami has the third-largest skyline in the U.S. with over 300 high-rises, 61 of which exceed 491 ft (150 m).

Miami is a major center and leader in finance, commerce, culture, arts, and international trade. Miami's metropolitan area is by far the largest urban economy in Florida, with a 2017 gross domestic product of \$344.9 billion. In a 2018 UBS study of 77 world cities, Miami was the third-richest city in the U.S. and the third-richest globally in purchasing power. Miami is a majority-minority city with a Hispanic and Latino population of 310,472, or 70.2 percent of the city's population, as of 2020.

Downtown Miami has among the largest concentrations of international banks in the U.S. and is home to several large national and international companies. The Health District is home to several major University of Miami-affiliated hospital and health facilities, including Jackson Memorial Hospital, the nation's largest hospital with 1,547 beds,^[18] and the Miller School of Medicine, the University of Miami's academic medical center and teaching hospital, and others engaged in health-related care and research. Port Miami, the city's seaport, is the busiest cruise port in the world in both passenger traffic and cruise lines.

The Miami metropolitan area is the second-most visited city or metropolitan statistical area in the U.S. after New York City, with over four million visitors in 2022. Miami has sometimes been called the "Gateway to Latin America" because of the magnitude of its commercial and cultural ties to Latin America. In 2022, Miami ranked seventh in the U.S. in business activity, human capital, information exchange, cultural experience, and political engagement.





From beautiful beaches to rich culture, there's no end to things to do in Miami. This city is more than a place; it's an experience full of unforgettable moments. Whether it's the excitement of the nightlife, the flavors of different cuisines, or the beauty of nature, things to do in Miami have something for everyone. Miami is that sun-soaked city of sparkling beaches, salsa rhythms, and sizzling nightlife. A gateway to Latin America, there's a reason they call it the 'Magic City'. Why is this? From world-famous South Beach to the lively streets of Little Havana, Miami promises a whirlwind of experiences in just one place.

Miami is known for its stunning views and glamorous lifestyle, and there's no better way to experience both than from the city's famous rooftop bars and restaurants. From trendy lounges to chic bars, the city has rooftops that offer breathtaking panoramic views of the city's skyline and oceanfront.



Miami boasts a special arts scene, tons of shopping, family attractions, and the worldwide draw of Miami Beach. Vibrant and charged with the energy of Caribbean rhythms, Miami means big-city sophistication and seductive beaches to those who plug into its unique brand of electric charge. A little more than a century ago, a city sprung up almost overnight. As a result, one of Miami's many nicknames is the Magic City. Much like her geographical description, Miami's history is colorful, magnetic and exotic.

Miami city is the seat of Miami-Dade County (1844). It is a major transportation and business hub and a leading resort and Atlantic Ocean port situated on Biscayne Bay at the mouth of the Miami River. Whether on land or on the water there is no end to the cornucopia of rich life, diversity, industry, and commerce.

Exclusively Presented by



Neal Deputy
305-850-8242



***Note:** Please be aware that the information included herein is deemed accurate but is not guaranteed or warranted in any way. Also, this information is subject to change at any time without notice to recipients.*

All material in this brochure is copyrighted and cannot be reproduced, distributed, or otherwise disseminated without the expressed written consent of the Keyes Company.